101.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,000 / 753,000
					USE VALUE:	753,000 / 753,000
					ASSESSED:	753,000 / 753,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARTHY ANDREW P & GEMMA C
Owner 2:	
Owner 3:	
Street 1:	3 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY CLARE S/ ESTATE -
Owner 2:	CYR MARYELLEN PERSONAL REP -
Street 1:	3 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1816 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9660.000	256,100		496,900	753,000
Total Card	0.222	256,100		496,900	753,000
Total Parcel	0.222	256,100		496,900	753,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.65 | /Parcel: 414.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64940
GIS Ref	
GIS Ref	
Insp Date	09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0001.0

!8071!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,100	0	9,660.	496,900	753,000		Year end	12/23/2021
2021	101	FV	247,200	0	9,660.	496,900	744,100		Year End Roll	12/10/2020
2020	101	FV	247,200	0	9,660.	496,900	744,100	744,100	Year End Roll	12/18/2019
2019	101	FV	206,800	0	9,660.	496,900	703,700	703,700	Year End Roll	1/3/2019
2018	101	FV	204,300	0	9,660.	425,900	630,200	630,200	Year End Roll	12/20/2017
2017	101	FV	204,300	0	9,660.	397,500	601,800	601,800	Year End Roll	1/3/2017
2016	101	FV	204,300	0	9,660.	340,700	545,000	545,000	Year End	1/4/2016
2015	101	FV	191,600	0	9,660.	305,200	496,800	496,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:40:59

LAST REV

Date	Time
11/16/21	13:50:54
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY CLARE S	1575-172	1	7/8/2021	Estate/Div	1,135,000	No	No		
	549-84		1/1/1901	Family		No	No		Joseph L Buckley d.o.d.11/20/2015 bk 549 pg 8

USER DEFINED

Prior Id # 1:	64940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2007	891	Wood Dec	10,000			G9	GR FY09	14 x 16 deck
6/23/2005	522	Re-Roof	11,650					

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
9/17/2018	MEAS&NOTICE	BS	Barbara S
4/14/2009	Meas/Inspect	372	PATRIOT
10/31/2000	Hearing Chag	201	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9660		Sq. Ft.	Site		0	70.	0.73	4									496,858						496,900	

Total AC/HA:	0.22176	Total SF/SM:	9660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	496,858	Spl Credit		Total:	496,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22819376
Const Adj.:	0.99841499
Adj $ / SQ:	134.887
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371126
Depreciation:	115049
Depreciated Total:	256077

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

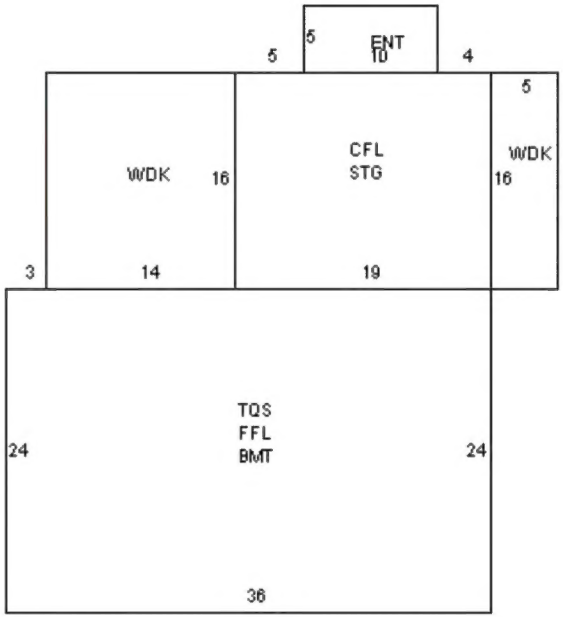
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.89
Special Features:	0	Val/Su Net:	76.72
Final Total:	256100	Val/Su SzAd	141.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	40.470	34,963
FFL	First Floor	864	134.890	116,543
TQS	3/4 Story	648	134.890	87,407
CFL	Cathflr	304	141.630	43,056
STG	Storage	304	6.650	2,021
WDK	Deck	304	9.270	2,820
ENT	ENTRY	50	26.360	1,318
	Net Sketched Area:	3,338	Total:	288,128
Size Ad	1816	Gross Area	3554	FinArea 1816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

101.0-0002-0001.0

IMAGE

AssessPro Patriot Properties, Inc